



Wigginton Bottom

Tring, Hertfordshire HP23 6HN



The epitome of rural elegance.

Tucked away in a sought-after village, just a few minutes from both Tring and Berkhamsted, Wisteria Cottage is the epitome of country charm.

Throughout this beautiful home, a considered interplay of old and new can be found. Period features, including exposed beams, character fireplaces and timber floors, all sit in quiet harmony with a contemporary sensibility. The palette is muted and calming, the atmosphere warm but restrained.

At the heart of the home is an open-plan living area, where a wood-burning stove anchors the sitting room and flows gently into the adjoining dining space. A separate family room, also with its own stove, provides an alternative space.

To the rear, the kitchen has been designed around light and flow; the principles that underpin modern living. Generously proportioned and filled with natural light, it opens directly onto the garden, encouraging a seamless connection with the outdoors. Function has also been carefully considered. A utility room and cloakroom are discreetly positioned, quietly supporting day-to-day life.

Guide price: £875,000
Tenure: Freehold



Upstairs, four well-sized bedrooms - three of them generous doubles - offer a sense of calm and seclusion. The bathroom is a highlight: refined and quietly luxurious, with a freestanding tub, walk-in shower and twin basins.

Outside, the garden opens onto open fields where horses and donkeys graze - a gentle backdrop that shifts with the seasons. A decked terrace offers space to gather and unwind, while the summer house provides flexibility, whether for work or quiet retreat.

At the front, ample driveway parking completes the picture. But to reduce Wisteria Cottage to a checklist would be to miss its very essence. This is a home with soul; crafted, evolved and loved..



Location

The pretty village of Wigginton is situated amidst glorious, rolling countryside, on the edge of the Chiltern Hills. Village facilities include a pre-school, St Bartholomew's C-of-E Primary School, a pub and restaurant, and shop/cafe, while the beautiful countryside that surrounds the village is ideal for walking, and includes Tring Park, together with miles of tucked-away footpaths.



The busy, nearby market towns of Berkhamsted, Tring and Chesham are highly desirable for commuters, with excellent transport links by road and rail. The mainline train stations at Berkhamsted and Tring provide a regular and direct link to London Euston in a little over 30 minutes, while the Metropolitan line at Chesham also offers convenient access to London's underground network. Major road connections nearby include the M25 (J20) and the M1 (J8 and J9)..

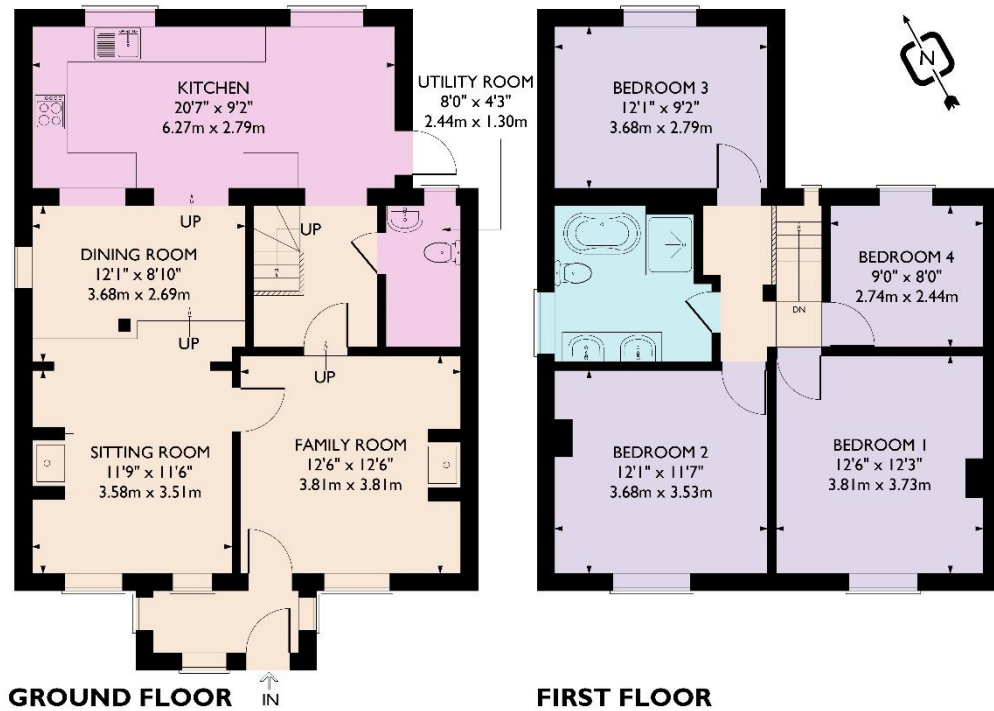


Every home tells a story

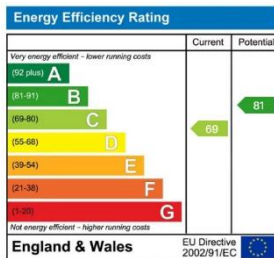
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APPROXIMATE GROSS INTERNAL AREA = 1383 SQ FT / 128 SQ M



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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